

Table 5-10
Facility Replacement, Upgrade, Repair Needs By Delta Zones for Period 2001 Through 2020

Scenario 1 Approaches	Qty.	Unit	Unit Cost		Zone A - North		Zone B - Northwest		Zone C - Central		Zone D - West		Zone E - East		Zone F - South		Total	
			Cost	Cost	Units Req.	Cost Req.	Units Req.	Cost Req.	Units Req.	Cost Req.	Units Req.	Cost Req.	Units Req.	Cost Req.	Units Req.	Cost Req.	Units Req.	Cost Req.
			(000s)			(000's)		(000's)		(000's)		(000's)		(000's)		(000's)		(000's)
					Model Sq. Ft.	40,800												
					Sq. Ft. Required	48,477		5,169		65,843		328,793		114,112		34,518		596,913
					No. Marinas	1		0		2		8		3		1		15
Approach 1 - Replace Marina (40,800 SF)																		
1. Demolition of existing marina @ 35,000SF with disposal	35,000	SF	\$7	\$245	41,586	\$291	4,434	\$31	56,483	\$395	282,053	\$1,974	97,890	\$685	29,611	\$207	512,057	\$3,584
2. Demolition and disposal of upland structures (no Salvage)	1	LS	\$46,000	\$46	1	\$55	0	\$6	2	\$74	8	\$371	3	\$129	1	\$39	15	\$673
3. Dredging of entrance and under new slips is approximately 15,000 cy	15,000	CY	\$10	\$143	17,823	\$169	1,900	\$18	24,207	\$230	120,880	\$1,148	41,953	\$399	12,690	\$121	219,453	\$2,085
4. New marina with 190 wet slips w/ utilities and new piling (38000 sf)	38,000	SF	\$70	\$2,660	45,150	\$3,161	4,814	\$337	61,325	\$4,293	306,229	\$21,436	106,281	\$7,440	32,149	\$2,250	555,948	\$38,916
5. Floating platform for office, fuel attendant and upstairs office (40' x 40')	1,600	SF	\$85	\$136	1,901	\$162	203	\$17	2,582	\$219	12,894	\$1,096	4,475	\$380	1,354	\$115	23,408	\$1,990
6. Office building on floats - 2 story with 1200sf total	1,200	SF	\$80	\$96	1,426	\$114	152	\$12	1,937	\$155	9,670	\$774	3,356	\$268	1,015	\$81	17,556	\$1,405
7. Fueling and pumpout euipment (Fuel float in marina price)	1	LS	\$52,000	\$52	1	\$62	0	\$7	2	\$84	8	\$419	3	\$145	1	\$44	15	\$761
8. New Cast in Place concrete launch ramp with two lane and two floats	1	LS	\$225,000	\$225	1	\$267	0	\$29	2	\$363	8	\$1,813	3	\$629	1	\$190	15	\$3,292
9. Drystack storage bldg with racks for 150 boats, including site & Concrete	150	EA	\$4,200	\$630	178	\$749	19	\$80	242	\$1,017	1,209	\$5,077	420	\$1,762	127	\$533	2,195	\$9,217
10. Asphalt parking for marina and launch ramp (2" AC on 6" AB)	90,000	SF	\$3	\$270	106,935	\$321	11,401	\$34	145,243	\$436	725,279	\$2,176	251,718	\$755	76,143	\$228	1,316,719	\$3,950
11. Office attached t Drystack bldg - 800 sf	800	SF	\$60	\$48	951	\$57	101	\$6	1,291	\$77	6,447	\$387	2,237	\$134	677	\$41	11,704	\$702
12. Roof system for 90 covered berths = Prox 65000sf roof surface area	65,000	SF	\$10	\$650	77,231	\$772	8,234	\$82	104,897	\$1,049	523,812	\$5,238	181,797	\$1,818	54,992	\$550	950,964	\$9,510
13. Allowance for drystack forklift and other machinery	1	LS	\$150,000	\$150	1	\$178	0	\$19	2	\$242	8	\$1,209	3	\$420	1	\$127	15	\$2,195
14. Restrooms at each gangway - (3 structures with 2 r.r. stalls and 1 shower stall ea.) (150 SF per restroom or shower stall @ \$85. SF = \$12,750)	2,250	Stall	\$85	\$191	2,673	\$227	285	\$24	3,631	\$309	18,132	\$1,541	6,293	\$535	1,904	\$162	32,918	\$2,798
15. Engineering and contingency	1	EA		\$250	1	\$297	0	\$32	2	\$403	8	\$2,015	3	\$699	1	\$212	15	\$3,658
Estimated cost to remove & replace marina at existing site				\$5,792		\$6,882		\$734		\$9,347		\$46,674		\$16,199		\$4,900		\$84,735
					Model Sq. Ft.	20,700		5,169		65,843		328,793		114,112		34,518		596,913
					Sq. Ft. Required	48,477		0		3		16		6		2		29
					No. Marinas	2		0		10		48		17		5		87
Approach 2 - Upgrade Marina (20,700 SF)																		
1. Demolish and dispose of Dock C	6,200	SF	\$8	\$47	14,520	\$109	1,548	\$12	19,721	\$148	98,479	\$739	34,179	\$256	10,339	\$78	178,785	\$1,341
2. Dredge entrance and under Dock C	8,000	CY	\$9	\$72	18,735	\$169	1,998	\$18	25,447	\$229	127,070	\$1,144	44,101	\$397	13,340	\$120	230,691	\$2,076
3. Replace Dock C w/ midrange system	7,600	SF	\$55	\$418	17,798	\$979	1,898	\$104	24,174	\$1,330	120,716	\$6,639	41,896	\$2,304	12,673	\$697	219,156	\$12,054
3. Upgrade gangways and security - all docks	3	EA	\$17,000	\$51	7	\$119	1	\$13	10	\$162	48	\$810	17	\$281	5	\$85	87	\$1,471
4. Added shower and toilet facility	1,200	SF	\$85	\$102	2,810	\$239	300	\$25	3,817	\$324	19,060	\$1,620	6,615	\$562	2,001	\$170	34,604	\$2,941
5. Allowance for repairs to remaining docks	1	LS	\$25,000	\$25	2	\$59	0	\$6	3	\$80	16	\$397	6	\$138	2	\$42	29	\$721
6. Allowance for Lanscaping and Paint	1	LS	\$18,000	\$18	2	\$42	0	\$4	3	\$57	16	\$286	6	\$99	2	\$30	29	\$519
7. Replace fuel dock and floats	1,250	SF	\$100	\$125	2,927	\$293	312	\$31	3,976	\$398	19,855	\$1,985	6,891	\$689	2,084	\$208	36,045	\$3,605
8. Allowance for road and parking repairs	45,000	SF	\$1.25	\$56	2	\$132	0	\$14	3	\$179	16	\$893	6	\$310	2	\$94	29	\$1,622
Estimated cost to upgrade fictionalized marina to code, etc. except ADA				\$914		\$2,140		\$228		\$2,906		\$14,514		\$5,037		\$1,524		\$26,349
					Model Sq. Ft.	12,575		5,169		65,843		328,793		114,112		34,518		596,913
					Sq. Ft. Required	48,477		0		5		26		9		3		47
					No. Marinas	4		0		10		52		18		5		95
Approach 3 - Repair Marina (12,575 SF)																		
1. Upgrade gangways and security - all docks	2	EA	\$9,000	\$18	8	\$69	1	\$7	10	\$94	52	\$471	18	\$163	5	\$49	95	\$854
2. Allowance for repairs to docks w/ water system	12,575	SF	\$18	\$226	48,477	\$873	5,169	\$93	65,843	\$1,185	328,793	\$5,918	114,112	\$2,054	34,518	\$621	596,913	\$10,744
3. Allowance for Lanscaping and Paint	1	LS	\$15,000	\$15	4	\$58	0	\$6	5	\$79	26	\$392	9	\$136	3	\$41	47	\$712
4. Allowance for road and parking repairs	20,000	SF	\$1.25	\$25	4	\$96	0	\$10	5	\$131	26	\$654	9	\$227	3	\$69	47	\$1,187
5. Allowance for repairing structures	1,000	SF	\$50	\$50	4	\$193	0	\$21	5	\$262	26	\$1,307	9	\$454	3	\$137	47	\$2,373
Estimated cost to upgrade fictionalized marina to code, etc. except ADA				\$334		\$1,289		\$137		\$1,751		\$8,742		\$3,034		\$918		\$15,871
																	1,790,738 SF	
TOTALS						\$10,310		\$1,099		\$14,004		\$69,930		\$24,270		\$7,341		\$126,955

Note: All costs expressed in 2002 dollars.